2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER:
41-08112023-0002
STATE CLEARINGHOUSE NUMBER (If applicable)

LEAD AGENCY
CITY OF EAST PALO ALTO
COUNTY/STATE AGENCY OF FILING
SAN MATEO COUNTY
PROJECT TITLE
2340 COOLEY AVENUE SUBDIVISION AND RESIDENTIAL PROJECT

PROJECT APPLICANT NAME
YOUNGSIN LEE
PROJECT APPLICANT ADDRESS
CITY
STATE
ZIP CODE

PROJECT APPLICANT (Check appropriate box)
X Local Public Agency
☐ School District
☐ Other Special District
☐ State Agency
☐ Private Entity

CHECK APPLICABLE FEES:
☐ Environmental Impact Report (EIR) $ 3,839.25
☐ Mitigated/Negative Declaration (MND)/(ND) $ 2,764.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW $ 1,305.25
☐ Exempt from fee
☐ Notice of Exemption (attach)
☐ CDFW No Effect Determination (attach)
☐ Fee previously paid (attach previously issued cash receipt copy)
☐ Water Right Application or Petition Fee (State Water Resources Control Board only) $ 850.00
☐ County documentary handling fee $ 50.00
☐ Other $

PAYMENT METHOD:
☐ Cash ☐ Credit ☐ Check ☐ Other TOTAL RECEIVED $ 50.00

SIGNATURE
X

AGENCY OF FILING PRINTED NAME AND TITLE
Sheila Arkoncei  Deputy Clerk
# Notice of Exemption

**California Environmental Quality Act**

<table>
<thead>
<tr>
<th>TO: COUNTY CLERK</th>
<th>TO: STATE OF CALIFORNIA</th>
<th>FROM: CITY OF EAST PALO ALTO</th>
</tr>
</thead>
<tbody>
<tr>
<td>County of San Mateo</td>
<td>Office of Planning and Research</td>
<td></td>
</tr>
<tr>
<td>555 County Center Redwood</td>
<td>1400 Tenth Street, Room 120</td>
<td></td>
</tr>
<tr>
<td>City, California 94063-1665</td>
<td>Sacramento, California 95814</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Planning Division</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1960 Tule Street</td>
<td></td>
</tr>
<tr>
<td></td>
<td>East Palo Alto, California 94303</td>
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</tbody>
</table>

### PROJECT TITLE:
2340 Cooley Avenue Subdivision and Residential Project

### PROJECT LOCATION SPECIFIC:
2340 Cooley Avenue, between Runnymede and Weeks Streets (APN 063-253-410)

### PROJECT LOCATION, CITY, COUNTY:
East Palo Alto, San Mateo County.

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**Site and Surrounding Area:** The subject site is 11,454 square feet (0.263 acres) in size and is located on the east side of Cooley Avenue, about 100 feet southerly of Weeks Street. The site contains a single-family dwelling, owned and lived in by the applicant, with five accessory structures (sheds) and a detached carport. The dwelling, an old two bedroom, two bath house with living and kitchen facilities, was constructed in 1926. It is not listed in the City's Historic Resources Inventory and will be demolished prior to the new development. A Demolition Permit would be required from the City's Building Division prior to demolition.

Most of the properties in the surrounding neighborhood consist of older dwellings built within a couple of decades of the turn of the twentieth century. Surprisingly however, of all the buildings within the immediate vicinity of the subject site (i.e., 500-feet) only one (at 2360 Cooley Avenue built in 1922) is listed in the City's Historic Resources Inventory.

While the surrounding area is dominated by single-family residences, it is worth noting that since 1960 the trend of development along Cooley Avenue between Runnymede Street and University Avenue appears to have shifted from medium to high density developments. The post-1960s buildings include a large three-story apartment complex at the corner of Runnymede Street and Cooley Avenue (2301 Cooley Avenue), a 17-unit two story apartment building (built 1965) at 2341 Cooley Avenue across the street from the subject site, and a two story fourplex (built 1965) at 2362 Cooley Avenue to the north of the site. More recent developments include a 10-unit residential condominium (2006) at 2330 University Avenue and 41-unit senior housing (2017) at 2358 - 2376 University Avenue.

**Proposal:** The applicant is requesting a Design Review permit to allow up to eight (8) three-story single-family attached dwellings with related soft and hard landscape improvements and shared amenities. The project is arranged in two building, each containing four (4) attached units, with a central driveway that bisects the common open space and provides vehicular and pedestrian access to the development. Each dwelling is planned as a three-story 34-foot-tall structure comprising 1,624 square feet (sf) including a 283-sf attached one-car garage, and...
configured with a guest room, garage, and private backyard open space on the first floor, living, cooking facilities, and a private deck on the second, and two bedrooms and a laundry facility on the third floor. Each bedroom is self-contained with private sanitary facilities.

<table>
<thead>
<tr>
<th>NAME OR PUBLIC AGENCY APPROVING PROJECT</th>
<th>NAME OF PERSON OR AGENCY CARRYING OUT PROJECT</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of East Palo Alto, a municipal corporation</td>
<td>Youngsin Lee</td>
</tr>
</tbody>
</table>

EXEMPT STATUS (Check One)
- [ ] Ministerial (Sec. 21080 (b) (1); 15268)
- [ ] Declared Emergency (Sec 21080 (b) (4); 15269 (a))
- [ ] Emergency Project (Sec 21080 (b) (4) 15269 (b) (c))
- [ ] Statutory Exemption – CODE NO: ________________________________
- [x] Categorical Exemption – CLASS: 32  SECTION NO: 15332 – In-fill Development Project

Finding 1: The project is consistent with the applicable general plan designation and all applicable general plan policies, as well as with applicable zoning designation and regulations.

**Evidence:** The project implements the Medium Density Residential (MDR) land use designation in the General Plan and Multiple-Family Medium Density Residential (R-MD-2) zoning district. The proposed one lot Condominium Tentative Map and residential project would be consistent with the allowed uses of the zoning and land use designation. The proposed subdivision will create eight (8) airspace units and common amenities. The project would have a density of 30.4 units per acre with a 35% density bonus. With two incentives or concessions and four waivers, the proposal meets the requirement of the State Density Bonus law and the standards of EPAMC for parking, setbacks, parcel size, FAR, site coverage, and building heights.

Finding 2: The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

**Evidence:** The project site is 0.263 acres and is completely within the city limits. Based on a review of Google satellite imagery and a field visit by Planning staff on March 29, 2023, the site is in a developed residential neighborhood with properties zoned for residential use. Urban development is adjacent on four sides surrounding the site.

Finding 3: The project site has no value as habitat for endangered, rare or threatened species.

**Evidence:** The subject parcel is in an urbanized area of East Palo Alto. The property is developed with a single-family dwelling with ten trees, six of which are protected trees. The site is surrounded by urban development and does not contain wetlands, creeks, or natural areas, and is not connected to nearby baylands or marsh habitats.
Finding 4: Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Evidence: Traffic: The project includes eight (8) single-family attached residential units and therefore is exempt from the City’s requirement to prepare a Transportation Demand Management study. The proposal provides 10 parking spaces based on the requirements of the State Density Bonus law. Based on the City of East Palo Alto’s Resolution 94-2020 adopted on July 7, 2020, the proposed project would generate a vehicle mile traveled (VMT) per capita equal to the citywide average VMT per capita since the project is residential land use. Since the project generated VMT per capita is equal to and not greater than the citywide average VMT, the project would not create a VMT impact.

Noise: The project’s additional traffic would be nominal, and from past studies would be less than 3 dBA. Permanent increases in ambient noise levels of less than 3 dBA are less than significant. Site circulation and parking, ongoing landscape maintenance, and use of mechanical equipment for maintenance work would not exceed city standards at the nearest sensitive receptors.

Air Quality: As a small infill project, construction and operational emissions resulting from it would be consistent with the General Plan. The 2017 Clean Air Plan Progress Report could address construction emissions through required permit conditions as the project would not trigger operational impact thresholds, nor result in significant cumulative effects from project emissions. The potential for objectional odors, increased GHG emissions, and CO concentrations would also be less than significant.

Water Quality: The project includes a preliminary drainage plan and erosion control plan designed to stabilize soils during construction and treat surface waters entering the storm drain system. Surface water quality in East Palo Alto is primarily a function of compliance with City of East Palo Alto drainage design criteria and C.3 stormwater control and treatment requirements. On-site stormwater treatment will be accomplished using permeable and glass block pavers. With these stormwater management controls, water quality would not be adversely impacted.

Finding 5: The site can be adequately served by all required utilities and public services.

Evidence: The site is in an urbanized area which is currently served by existing utilities and service providers. The project would connect to existing electrical, communications, water, sewer, and storm drain infrastructure that currently exists within public rights of way. The project will be required to pay development impact fees intended to support public service systems such as police, fire, and government services. The project included a utility plan, domestic water analysis, and sewer capacity analysis to confirm that the project can be served by existing infrastructure. While sewer capacity is constrained in the City of East Palo Alto, eight residential units would not significantly affect system capacity.

Finding 6: The site is not listed on any regulatory data bases that track hazardous material sites.

Evidence: Staff conducted a search of regulatory databases of the Department of Toxic Substances Control Envirostor website (http://www.envirostor.dtsc.ca.gov/public/) and the State Water Resources Control Board’s (SWRCB) Geotracker website (http://geotracker.waterboards.ca.gov/) to identify if any new hazardous material regulated facilities or sites within or proximate to the project are present.
The target property was not listed in any of the databases. The three nearest sites that are listed are 755 Schembri Lane—a voluntary clean-up site, T0608100633 at 2395 University Avenue—a closed clean-up site, and SL0608188488, a private residence on Blue Jay Court which is a closed clean-up program site. None of these sites is within the vicinity of the subject site.

<table>
<thead>
<tr>
<th>Cleanup Site</th>
<th>Address</th>
<th>Cleanup Status</th>
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<tbody>
<tr>
<td>2395 University Avenue</td>
<td>2395 University Avenue</td>
<td>LUST Clean up site:</td>
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<td>(T0608100633)</td>
<td>East Palo Alto, CA 94303</td>
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<td>Private Residence</td>
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<td>Clean up program site.</td>
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<td>(SL0608188488)</td>
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<tr>
<td>755 Schembri Lane</td>
<td>755 Schembri Lane</td>
<td>Voluntary Clean up site</td>
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Source: DTSC and SWRCB databases  
Based on these findings, no further action is recommended.

LEAD AGENCY CONTACT PERSON
Salifu Yakubu, Senior Planner

AREA CODE. TELEPHONE, Extension
(650) 853-3189

This notice shall be filed only after approval of an exempt project.

IF FILED BY APPLICANT

1. Attached certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?  
   Yes ___ No ___
3. Attach original and two copies of this Notice of Exemption.

SIGNATURE

Salifu Yakubu

TITLE

Lead Agency

DATE

8/11/2023

Signed by _____ Applicant   X Lead Agency

Salifu Yakubu, Senior Planner

AFFIDAVIT OF COUNTY CLERK FILING AND POSTING

I declare that on ___________________________ I received and posted this Notice as required by California Public Resources Code Section 21152. Said Notice will remain posted for thirty (30) days from the filing date.

By ___________________________ Date ___________________________

CEQA NOE (10.10.10/8AB)
County of San Mateo  
Clerk-Recorder  
Mark Church  
555 County Center  
Redwood City, CA 94063  
(650) 363-4500

Receipt No.: RPT20230041800  
Finalization No.: 2023041055  
Cashier: 85  
Register: 021  
Date/Time: 08/11/2023 04:45 PM

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<th>Count</th>
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<tbody>
<tr>
<td>1</td>
<td>NOTICE OF EXEMPTION</td>
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Document No.: 128699  
Filing Time: 04:45 PM  
Filing Total: $50.00  
Filing Fee: $50.00

Total Amount Due: $50.00

Total Paid

Credit Card Tendered: $50.00  
#4583C

Amount Due: $0.00

THANK YOU  
PLEASE RETAIN THIS RECEIPT  
FOR YOUR RECORDS

https://www.smcacore.org/

08/11/2023 04:45 PM